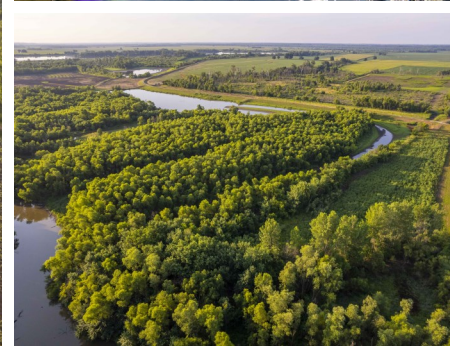




Chariton County Missouri Land for Sale at iAuction - Kaiser Farm

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PROPERTY ADDRESS:

00 Rural Route
Keytesville, MO 65261

ACRES: 46.34

COUNTY: Chariton

PROPERTY DESCRIPTION:

Property Preview Saturday, August 5th 9AM to 10AM.

Nestled near the charming town of Brunswick, this exceptional 46.34-acre property offers an unparalleled opportunity to own a slice of natural splendor in the heart of Chariton County. Boasting a diverse landscape, this land encompasses 4.93 acres of fertile cropland, while the rest is a harmonious blend of sprawling woods, brush and water features.

Situated within the renowned Golden Triangle, this property is a haven for outdoor enthusiasts. The crown jewel of the area, Dalton Cut-Off Lake, beckons avid hunters with its legendary duck hunting prospects. Immerse yourself in the excitement of waterfowl hunting, complemented by the serene surroundings and captivating wildlife that call this area home. Additionally, the property offers excellent prospects for whitetail deer and turkey hunting, making it an alluring destination for any avid sportsman.

Enhancing the hunting experience is the inclusion of the Bradley 4-person pit blind, ensuring comfort and convenience during your excursions. As you settle into the blind, surrounded by the lush beauty of the property, you'll appreciate the attention to detail and commitment to providing the ultimate hunting



PRESENTED BY:

KAMRON GARBER

Land Specialist

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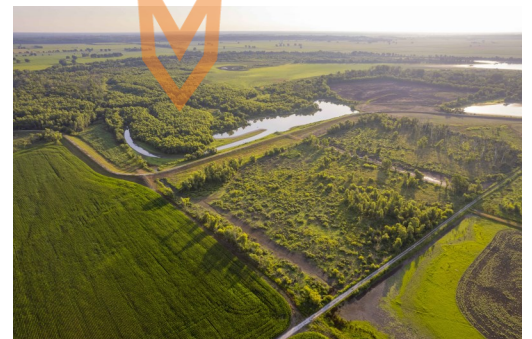
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experience.

Located a mere 70 miles northwest of Columbia, and just a 1 hour and 45-minute drive from Blue Springs, this property strikes the perfect balance between accessibility and seclusion. The allure of the Golden Triangle is further magnified by its proximity to iconic natural areas, such as the Fountain Grove Conservation Area, Swan Lake National Wildlife Refuge, Grand Pass Conservation Area, Dalton Cut-Off, and the majestic Missouri River. Here, you can bask in the awe-inspiring landscapes and immerse yourself in the rich biodiversity that defines this region.

For additional information or to schedule a viewing of this exceptional property, don't hesitate to contact Kameron Garber at (660) 752-5006. Embrace the opportunity to own a piece of Chariton County's natural paradise, where adventure and tranquility harmonize in perfect symphony.



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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